



Connells

Briar Close
Leamington Spa



Property Description

Ideally located within easy reach of Leamington Spa town centre is this spacious two double bedroom ground floor apartment. Offering immaculate accommodation throughout beginning with welcoming entrance hallway, generous lounge dining room, kitchen, two double bedrooms and modern shower room with separate W/c. Externally the property benefits from direct access to a communal garden as well as a balcony to the front of the property access via the lounge/dining room.

This would make a perfect choice for first time buyers, investors or anyone looking to downsize.

Communal Entrance

Well-maintained with access to all apartments.

Entrance Hallway

Welcoming entrance hallway comprising a radiator and doors to all rooms.

Lounge Dining Room

14' 6" max x 17' 9" max (4.42m max x 5.41m max)

Spacious, light and airy lounge dining room. Having two radiators, a feature fire place, a television point, double glazed window to the rear elevation and patio doors leading to the balcony.

Kitchen

9' 1" x 7' 7" (2.77m x 2.31m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven and electric hob, with space for a washing machine, space for a dishwasher and space for a fridge/freezer, wall mounted central heating boiler, a double glazed window to the rear elevation and a door leading to the communal garden.

Bedroom One

12' 5" x 10' 10" max into wardrobe (3.78m x 3.30m max into wardrobe)

Double bedroom having fitted wardrobes with sliding mirrored doors, a radiator and two double glazed windows to front elevation.

Bedroom Two

8' 1" max to wardrobe x 10' 10" (2.46m max to wardrobe x 3.30m)

Double bedroom having fitted wardrobes with sliding mirrored doors, a radiator and a double glazed window to front elevation.

Shower Room

Modern shower room fitted with a two piece suite, comprising a wash hand basin with vanity unit and a shower cubicle with rainfall shower. Having fully tiled walls, a heated towel rail and a double glazed window to rear elevation.

Separate W/C

Fitted with a low level W/C, a radiator and a double glazed window to rear elevation.

Communal Gardens

Access via the kitchen being mainly laid to lawn with gated access to further communal gardens and access to an outdoor storage cupboard with power and space for a tumble dryer.

Parking

On street parking.

Agent's Note

The property is leasehold with a lease length of 125 years from 4th March 2019. The property is subject to management costs- further information available upon request.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Mar 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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Property Ref: SPA313625 - 0002